

LOT 419
IN OR 2032/1746
NORTH HAMPTON PHASE 2 PB 6/328

LEVY KIRK A & SUSAN S
861463 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0419-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	276,183
FGR	798	55	439	57,516
FOP	60	30	18	2,358
FOP	216	30	65	8,516
FSP	330	40	132	17,295

TOTALS	3,512	2,762	361,869
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,753.00	SF	4.00	
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	
4	0911	SCRN RM A	0 100	22	25	550.00	SF	17.50	
5	0861	POOL GUNIT	0 100	24	15	360.00	SF	85.00	
6	0861	POOL GUNIT	0 100	0	0	40.00	SF	85.00	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
8	0857	SANDSTONE/	0 100	0	0	150.00	SF	16.00	
9	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,762	115.8192	144.77	399,855	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2017 Heated Area: 2108 HX Base Yr 2017											

861463 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0 100	0	0	1,753.00	SF	4.00	4.00	100	2004	2004	3	84	5,890	
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2016	2016	3	81	5,443	
4	0911	SCRN RM A	0 100	22	25	550.00	SF	17.50	17.50	100	2020	2020	3	90	8,663	
5	0861	POOL GUNIT	0 100	24	15	360.00	SF	85.00	85.00	100	2020	2020	3	93	28,458	
6	0861	POOL GUNIT	0 100	0	0	40.00	SF	85.00	85.00	100	2020	2020	3	93	3,162	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
8	0857	SANDSTONE/	0 100	0	0	150.00	SF	16.00	16.00	100	2020	2020	3	100	2,400	
9	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	

TOTAL OB/XF													63,396		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	1			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				361,869	
TOTAL MARKET OB/XF VALUE				63,396	
TOTAL LAND VALUE - MARKET				105,000	
TOTAL MARKET VALUE				530,265	
SOH/AGL Deduction				161,644	
ASSESSED VALUE				368,621	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				318,621	
TOTAL JUST VALUE				530,265	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				515,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001158	SCRN ENCL	7,771	02/13/2020
19009936	SCRN ENCL	8,452	12/06/2019
B1911729	SWIM POOL	71,500	11/08/2019
B0515272	XFOB	7,465	05/01/2005
B0412447	NEW CONSTR	169,325	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2032/1746	3/08/2016	WD Q	I	I	01
GRANTOR: KENNEDY DAVID P & KAR					SALE PRICE
GRANTEE: LEVY KIRK A & SUSAN					
1261/0679	9/23/2004	WD Q	I	I	
GRANTOR: INTERVEST CONSTRUCTION					323,100
GRANTEE: KENNEDY DAVID P & K					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] U3 L3 W8 FSP=[YR=2020] N22 W15 S22 FOP=[YR=2004] W4 S6 E7 D3 R2 S2 E14 N8 U3 R3 W22\$ E15\$ D3 L3 S8 W14 N2 U3 L2 W7 N6 W17 S43 FGR=[YR=2005] S38 E21 N38 W21\$ E27 FOP=[YR=2004] S6 E10 N6 W10\$ E21 S1 E6 N41\$.									